Exhibit 14



Photograph MVC-025S.JPG taken from the east side of Jackson Avenue looking south depicts the discharge of sediment laden storm water from the Serenada site and entering the City of Murrieta's storm drain inlet. Note the lack of good housekeeping practices, the lack of site perimeter control BMPs, and the lack of storm drain inlet protection.



Photograph MVC-027S.JPG taken from the intersection of Nutmeg Street and Jackson Avenue, looking east down Nutmeg Street. Note the slope erosion, lack of site perimeter BMPs, failure to maintain gravel bags, and failure to implement sediment control BMPs in the streets.

Digital photographs taken by Jay Kalan, City of Murrieta on February 11, 2003 at the Ryland Homes of California, Inc., Serenada site.

Page 1 of 2

Exhibit 14



Photograph MVC-028S.JPG taken from the intersection of Nutmeg Street and Jackson Avenue, looking to the northeast along Jackson Avenue. Note the slope erosion, lack of site perimeter BMPs, failure to maintain gravel bags, and failure to implement sediment control BMPs in the streets.



Photograph MVC-029S.JPG taken from the intersection of Nutmeg Street and Jackson Avenue, looking to the west along Nutmeg Street. Note the lack of site perimeter BMPs, failure to maintain gravel bags, and failure to implement sediment control BMPs in the streets.

Digital photographs taken by Jay Kalan, City of Murrieta on February 11, 2003 at the Ryland Homes of California, Inc., Serenada site. Page 2 of 2